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REPORT
OF
The Commissioners of Public Lands
FOR THE PERIOD
1898-1899



REPORT

OF THE

Commissioners of Public Lands

Public Lands Office,
Honolulu, February 28th, 1900.

Sanford B. Dole, Esq., President of the Republic of Hawaii:

Sir: On behalf of the Commissioners of Public Lands, I have the honor to submit the following report on the transactions of this office for the period 1898-1899.

The Commissioners of Public Lands of this date are as follows:

Alex. Young, Ex-Officio.

Wm. R. Castle, (Superceding F. S. Dodge, resigned.)

J. F. Brown, Agent Public Lands.

The Commissioners are represented in the various districts by the following Sub-Agents:

E. D. Baldwin, First Land District.
 Chas. Williams, Second Land District.
 J. Kaelemakule, Third Land District.
 W. Q. Aiken, Fourth Land District.
 E. S. Boyd, Fifth Land District.

The last named being also Chief Clerk in the general office.

SURVEY WORK.

In accordance with the provisions of the appropriation bill approved July 7th, 1898, all survey work for this office has been performed through the Government Survey Office the following named tracts being so surveyed and divided up for disposition under the Land Act:

Upper Maulua Tract, Hilo Hawaii.....	1,686 Acres.
Olaa New Tract, Puna, Hawaii.....	19,960 "
Kaauhuhu, N. Kohala, Hawaii.....	730 "
Honuaula, N. Kona, Hawaii.....	2,607 "
Wahiawa, Waialua, Oahu.....	1,270 "
Kaapahu, Etc., Hamakua, Hawaii.....	2,358 "
	28,611 Acres.

In addition to the above are a considerable number of special surveys for cash sales, roads, etc.

Of the above tracts surveyed, the upper Maulua tract, Kaauhuhu and Wahiawa tracts were opened up for settlement.

The opening of the Olaa new tract, and of Honuaula in North Kona, and Kaapahu lands in Hamakua, was suspended upon the Executive order of President McKinley published in Honolulu, September 28th, 1899.

From the lands surveyed and opened before that date, (including a number of lots remaining from the former period) the following lots have been taken up under the various systems of the Land Act:

TABLE

Showing Lands Taken Up Under General Provisions of Land Act.
(Other Than Cash Sales and Olaa Purchases Under Special Conditions of Part IX.)

LAND DISTRICT.	Right of Purchase Leases.			Cash Freeholds.			Special Agreements.			Homesteads.	
	No.....	Aces...	Value...	No.....	Aces...	Value...	No.....	Aces...	Value...	No.....	Aces...
First. Hilo and Puna.....	87	5,229.24	\$38,601.13	..	.....	.....	15	893.70	\$10,497.80	..	.....
Second. Hamakua and Kohala	8	268.25	2,533.69	4	67.82	\$169.54	31	550.68	3,386.00	..	.....
Third. Kona and Kau.....	4	85.65	277.60	..	..	.....	4	184.23	460.25	10	228.63
Fourth. Maui, Molokai, Etc..	2	377.00	668.22	..	.....	.....	3	251.96	3,045.00	40	414.89
Fifth. Oahu	13	1,268.00	5,451.00	..	.....	.....	..	.....	.....	1	2 79
Sixth. Kauai . . . . .	..	.....	.....	..	.....	.....	..	.....	.....	..	.....
	114	7,228.14	\$47,531.64	4	07.82	\$169.54	53	1,880.57	\$17,389.05	51	646.31

SUMMARY OF ABOVE.

	No.	Acres.	Value.
Right of Purchase Leases.....	114	7,228.14	\$47,531.64
Cash Freeholds	4	67.82	169.54
Special Agreements	53	1,880.57	17,389.05
Homesteads	51	646.31	.....
	<u>222</u>	<u>9,822.84</u>	<u>\$65,090.23</u>

TABLE

Showing Nationality and Respective Areas Taken Up as Above.

Nationality.	Holdings.	Acres.
American	60	4,563.58
Hawaiian	101	2,629.18
British	8	513.59
German	9	544.73
Russian	4	347.04
Portuguese	37	974.97
Swede	1	111.00
Norwegian	1	90.30
Japanese	1	48.45
	<u>222</u>	<u>9,822.84</u>

OLAA LAND PURCHASED UNDER PART IX LAND
ACT DURING TWO YEARS ENDING
DECEMBER 31, 1899.

Land.	No. Patents.	Acres.	Value.
Olaa, Puna, Hawaii.	94	12,121.21	\$43,861.92

NOTE.—These Olaa Sales at values appraised in Land Act.

NOTE.—The right of purchase lease system has shown itself the favorite for persons of small means. and following these the special agreement sales at auction have been in favor. These

latter have been of much service to those who could not comply with a residence condition, and allow the imposing of conditions to check the taking up of lands with purely speculative motive.

CASH SALES.

During the two years ending December 30th, 1899, auction sales for cash have been made as follows:

Location.	Area.	Value.
1 Waianae Valley, Oahu.....	.99	\$ 100.00
2 Nahiku, Maui	7.00	50.00
3 Olaa, Puna, Hawaii. Lot 27 Part B.	42.00	45.00
4 Manoa, Honolulu, Oahu	8.20	6,250.00
5 Kawainui, Hilo, Hawaii.....	4.70	100.00
6 Aiea, Ewa, Oahu	98.00	10,000.00
7 Olaa, Puna, Hawaii. Lot 6 Part F..	8.70	49.50
8 Kamamaloo, Kawaihau, Kauai.....	44.50	500.00
9 Kehena, Puna, Hawaii.....	31.05	111.00
10 Pouhala, Ewa, Oahu.....	1.70	200.00
11 Waianae Valley, Oahu.....	1.00	100.00
12 Nahiku, Maui (6 lots).....	365.90	6,452.50
13 Honokowai, Maui	5.00	500.00
14 Ooma. S. Kona, Hawaii.....	5.50	351.00
	624.24	\$24,809.00

By compromise and equitable settlement.

1 Pohakuwaawaa. Ili of (Interest in)...	417.00	500.00
2 Kamiloloa, Molokai	20.00	50.00
	1,061.24	\$25,359.00

Sales for cash have in general been made only to meet cases where exceptional expense or improvement were to be put upon the land, and which would only be made upon fee simple lands. The exceptions to this rule have been made after careful consideration, and where all the circumstances pointed to such sale as the best disposition to be made.

SUMMARY OF TRANSACTIONS FOR PERIOD 1898-1899

	No.	Acres.	Value.
Taken up under general provisions			
of Land Act.....	222	9,822.84	\$ 65,090.23
Special purchases in Olaa, under			
Part IX Land Act.....	94	12,121.21	43,861.92
Cash Sales at Auction.....	14	624.24	24,809 00
Sales by way of compromise and			
equitable settlement	2	437.00	550.00
Total	332	23,005.29	\$134,311.15

NOTE.—Of the above, 234 transactions covering 15,334.26 acres. Value \$78,126.86 were made after July 7th, 1898, and were therefore affected by the Executive order of President McKinley referring to Hawaiian lands.

NEW LEASES.—Made During Two Years Ending December 30, 1899.

Location.	Term — Years.	Area.	Annual Rental.	Remarks.
Part of Kaauhuhu, Kohala, Hawaii..	15	583.00	\$1,400.00	
Part of Kaauhuhu, Kohala, Hawaii..	15	100.00	300.00	
Ili of Kou, Waiehu, Maui.....	21	300.00	450.00	
Waimano, Ewa, Oahu.....	21	915.00	350.00	
Au, Hamakua, Hawaii.....	21	163.00	652.00	
Lauka, Etc., Hamakua, Hawaii.....	21	133.00	665.00	
Nakula, Kaupo, Maui.....	15	1,500.00	105.00	
Kamalomalo, Kauai.....	7	2,405.00	1,000.00	
Kaakepa, Hilo, Hawaii.....	21	194.00	500.00	
*Kamiloloa & Makakupaia, Molokai	21	4,956.00	200.00	
Puuanahulu, N. Kona, Hawaii.....	21	1,200.00	150.00	
Wakiiu, Hana, Maui.....	21	1,115.00	100.00	
*Ualapue & Kahananui, Molokai..	21	850.00	210.00	After July 7, 1898.
Kaluapuhi & Halekou, Oahu.....	21	350.00	450.00	"
*Punalau, Molokai.....	21	89.00	255.00	"
Kipahulu, Maui.....	21	155.93	400.00	"
*Pouhala, Ewa, Oahu.....	21	3.47	37.00	"
Ap. 2, Kamoookahi, Waikiki, Oahu..	15	1.46	60.00	"
Waimanu Valley, Hawaii.....	21	200.00	400.00	"
Opihilala & Paaulo, Hawaii.....	15	207.00	1,035.00	"
Aliomanu, Papaa & Moloaa, Kauai..	212	2,620.00	500.00.	"
		28,840.86	\$9,219.00	

NOTE.—*Lands that are not under former leases.

In making the above leases the Commissioners were careful to impose conditions for the taking up of such portions as might hereafter be desired for settlement, in cases where a chance existed that the land might be needed for such purpose, and in all cases the question of proper rental to be required and the general advisability of the lease was specially considered.

LICENSES.

Granted by Commissioners of Public Lands for Water Privileges, During Two Years Ending December 30, 1899.

Name.	Locality.	Term.	Rental.	Remarks.
R. R. Hind.	Kaauhuhu, Kohala, Hawaii.	15 Yrs.	\$100 per annum.	Rent to be paid upon development of water. No rent paid.
Nahiku Sugar Co.	Nahiku, Maui.	30 Yrs.	\$500 per annum first 10 years. \$1,000 per annum balance of term.	

The license above to R. R. Hind was for the purpose of encouraging the development of water on the uplands of Kaaauhuhu, the Government reserving a right to 25 per cent of said water if developed, for the use of Kaaauhuhu Homesteaders.

Up to the present time however no water seems to have been obtained on the tract in question.

License to the Nahiku Sugar Co. was for water rights on unoccupied tract of high mountain lands above the Nahiku lots laid out and taken up under conditions of the Land Act.

The license provides that the water from this tract shall be used for the general benefit of the occupiers of the Nahiku lots and that such license shall in no case deprive such occupiers of any rights to which they would be entitled in absence of such license.

RECEIPTS.

Commissioners Public Lands Two Years Ending December 30, 1899.

Items.	LAND SALES.		Total for the Two Years.
	1898	1899.	
Homsteads	\$ 3,826.61	\$ 3,492.19	\$ 7,318.80
Special Agreements	12,203.11	8,146.21	20,349.32
Cash Freeholds	706.20	1,970.43	2,676.63
Olaa Lots	14,512.64	26,641.82	41,154.46
Kaimu Lots . . . . .	.....	.....	.....
Puukapu Lots . . . . .	.....	.....	.....
Right of Purchase Leases.....	.....	334.70	334.70
Cash Sales	17,644.50	7,714.50	25,359.00
			\$ 97,192.91

Items.	LAND REVENUE.		Total for the Two Years.	12
	1898	1899.		
Rents. General Leases	\$ 95,305.06	\$ 92,319.43	\$187,654.49	
“ Right of Purchase Leases ...	6,803.46	8,474.23	15,277.69	
“ Olaa Leases	2,963.76	3,778.70	6,742.46	
“ Puukapu Leases	33.00	48.15	81.15	
“ Kaimu Leases	9.49	54.22	63.71	
“ Miscellaneous	337.75	2,150.50	2,488.25	
Office Fees	157.00	182.00	339.00	
Interest. Homesteads	958.92	823.17	1,782.09	
“ Special Agreements	1,205.58	954.40	2,159.98	
“ Cash Freeholds	148.43	137.69	286.12	
“ Olaa Agreements	460.52	728.11	1,188.63	
	<u>\$157,276.03</u>	<u>\$157,980.45</u>	<u>218,063.57</u>	
			<u>\$315,256.48</u>	

The total receipts above show an increase of \$54,137.54 over the receipts of the preceding period and being \$31,456.48 above the estimated receipts as given in last report.

These receipts would have been further and largely increased but for the policy adopted by this office of declining to receive payments on account of purchase prices of lands after the receipt of the Executive order of President McKinley.

The present rule of the office is to accept no purchase price whatever on account of any land, and to receive only rents or interest on transactions made before July 7th, 1898. There will therefore be a considerable amount on account of purchase prices that purchasers will be glad to pay when this office has any clear authority for receiving the same.

EXPENDITURES.

There was appropriated by the Legislature of 1898, for the purpose of paying Unpaid Bills of the years 1896-1897, (Act 21) the same being expended as follows:

Items.	Appropriation.	On What Account.	Drawn.	Total Drawn.	Balance.
Survey and Field Work.....	\$1,575.50	Labor and Supplies..	\$ 626.85	.....	
Preliminary Roads and Trails.....	1,026.00	Pay of Surveyors....	948.85	\$ 1,575.50	
Incidentals	901.48	Labor and Supplies..	1,026.00	1,026.00	
		Printing	29.75	.....	
		Advertising	721.18	.....	
		Office Expenses	150.10	901.03	\$ 0.45
Totals	<u>\$3,502.98</u>			<u>\$ 3,502.53</u>	<u>\$ 0.45</u>

STATEMENT OF EXPENDITURES FOR THE TWO YEARS ENDING DECEMBER 30, 1899.

Items.	Appropriations.	On What Account.	Drawn.	Total Drawn.	Balance.
Salary Land Agent.....	\$ 6,000.00	Salary	\$6,000.00	\$ 6,000.00	
" Secretary and Sub-Agent 5th District.....	4,200.00	"	4,200.00	4,200.00	
" Clerk	2,400.00	"	2,400.00	2,400.00	
" Asst. Clerk, Etc.....	1,200.00	"	1,062.57	1,062.57	\$ 137.43
Pay of Sub-Agent 1st District.....	3,000.00	Pay	3,000.00	3,000.00	
" Clerk 1st District.....	1,200.00	"	750.00	750.00	450.00
" Sub-Agent 2nd District.....	1,200.00	"	1,200.00	1,200.00	
" Sub-Agent 3rd District.....	960.00	"	960.00	960.00	
" Sub-Agent 4th District.....	1,200.00	"	1,200.00	1,200.00	
" Sub-Agent 6th District.....	720.00	"			720.00
" Ranger 1st Land District.....	1,200.00	"	1,200.00	1,200.00	
" Ranger 2nd Land District	720.00	"	720.00	720.00	
" Ranger 3rd Land District.....	720.00	"	720.00	720.00	
" Ranger 4th Land District.....	720.00	"	720.00	720.00	
" Ranger 5th Land District.....	720.00	"			720.00
" Ranger 6th Land District.....	720.00	"			720.00
Incidentals	5,000.00	Office Expenses	1,735.19		
		Printing	302.45		
		Advertising	1,959.56		
		Traveling Expenses.	147.00		
		Pay of Appraisers...	130.50	4,274.70	725.30
Preliminary Roads	7,000.00	Roads and Trails	2,939.14	2,939.14	4,060.86
	<u>\$38,880.00</u>			<u>\$31,346.41</u>	<u>\$7,533.59</u>

The appropriation for preliminary roads and trails shows a considerable balance unexpended. It was not deemed advisable to expend this during the uncertain status of public lands, and without positive knowledge that such expenditure would be of practical value.

LAND AVAILABLE

For Purposes of Land Act During Period 1900-1901.

<i>In the "Coffee Belt," or</i>	}	Surveys Completed	25,000	Acres
<i>From 1,000 to 3,000 Feet El.</i>		Not Surveyed	10,000	"
Second Class Agricultural.....	"	"	20,000	"
Pastoral Lands of Various Grades..	"	"	100,000	"
High Forest and Agricultural Land..	"	"	150,000	"

The surveyed land first given above could be opened without delay when proper authority was given for such opening. The possibilities with regard to the other classes of land, and the demand for them, have yet to be proven, but there are reasons to believe that these also will be in demand and it will be the purpose of the public lands office to survey and offer such lands during the coming period.

THE NEW OLAA TRACT AND "SQUATTER" CLAIMS.

The principal tract surveyed during the period for settlement purposes was the new section of Olaa in Puna, Hawaii, containing about 20,000 acres.

This land was surveyed under the supervision of Mr E. D. Baldwin, and was laid out into 406 lots, in general of 50 acres each, much care having been given to all the details of the work including the location and profiling of all roads.

The report of Mr. Baldwin on this survey as given in the report of the Surveyor General is a clear and satisfactory statement of the work done.

These lots were advertised to be sold under special conditions September 2nd, 1899, said sale being further postponed, and indefinitely withdrawn after receipt of the Executive order of President McKinley.

The special conditions under which these lots were offered provided for a term of residence, and for a series of easy payments extending at option of purchaser over a period of ten years, and were specially intended to provide easy terms for bona-fide settlers while discouraging as far as possible the mere speculator. The great advance in value of the lands in the Olaa section, following the new sugar enterprises established there, stimulated to an unusual degree the desire to obtain possession of the new lands by any means; to this, rather than to an eagerness to establish homes in the wilderness may be attributed the "squatter" movement of which much has been heard.

Reliable information of recent date shows that the so-called squatters do not live on, or otherwise occupy the lands claimed by them; that the shacks put up on the lands are but the pretense for houses, and that the hacking of a few ferns by the Japanese sent in to build the shacks, represent the extent of cultivation. In other words that the "Olaa squatters" are not even the genuine article, but are probably fairly represented by the Honolulu resident engaged in lucrative business who informed the writer "that he was 'in it' (the squatter movement)" because the experiment didn't cost much and might pay well if it worked all right."

It is to be hoped that this promising tract may yet be taken up by bona-fide settlers who are willing and glad to comply with the reasonable conditions originally proposed.

The lands laid out during the period have been those lying principally between the elevations of 1,000 and 3,000 feet or what has heretofore been referred to as the "coffee belt." The damper put upon the coffee industry by low prices and disappointing results in localities where much was expected, will

doubtless turn more attention to the class of lands that might be suited to general farming purposes, more particularly to those lands at higher elevations where much less expense is required in the way of clearing, and where the soil and climate seems specially adapted to the raising of fruits, vegetables, grain, etc.

A considerable amount of land of this nature is at the disposal of the Government, and it is hoped that in this direction some opportunity may be found for persons of limited means.

A large area of public lands too rough for other cultivation, but with soil and climate suited to growth of rubber trees, is found on nearly all the islands. The establishment of this or some kindred industry would give new value to a class of public lands large in amount and now practically unused.

ROADS AND TRAILS.

The matter of roads to and through the public lands opened for settlement has presented and still presents the most difficult question with which this office has to deal. The report of this office for 1896-7, dwelt at some length on the difficulties in this connection and the following quotations from that report have equal force today:

It is a criticism sometimes made on the work of this office that lands have been laid out in advance of the construction of roads, whereby a smaller value was attached to the land itself, and the settler was hampered in his operations for lack of suitable roads, both of which statements are undeniably correct.

On the other hand, it is true that had the lands opened during the period been held back until good roads to the same were completed, such opening of lands might have been indefinitely postponed, the petitions and applications of scores of people would have been disregarded, and such good results as have been achieved would not now be in evidence.

The question that has been asked this office for the last two years by residents in the country and by new-comers, has been:

"Where can we get land? Not in the future now?" Coupled with the not infrequent statement that if the land were obtained, the applicant would trust the future for the building of roads.

The Land Act of 1895, instructing the Commissioners of Public Lands to Survey and set apart Public Lands for settlement, did not apparently intend such action to be delayed, and the Commissioners have therefore, met the complicated conditions to the best of their judgment, as far as the resources of this office would allow. The Land Act provides that "Convenient roads as to grade and direction shall be surveyed, connecting such lots with a Government road."

But too frequently Government tracts, otherwise suitable for settlement, are so situated that in the nature of the case they are off the line of any existing or probable line of main road, and the construction of a special grade involves the securing of rights of way and the cutting up of private lands at an expense not justified by the amount of Government land to be developed.

The construction of roads rests with the Interior Department, and this office has no authority or power in the matter. Roads considered desirable in this office for the opening of Government lands, may not be favorably viewed by the Interior Department having charge of the appropriations, yet the laying out of such roads by this office and the opening of land, is to a certain extent a pledge that the roads will be built:

The foregoing references have been made to what may be called main roads, but in the sub-division of Government tracts into small lots, it is inevitable that a large number of the latter must lie away from such main roads, and be reached by branch roads and trails as circumstances will allow.

The problem therefore which this office has to face is whether to delay indefinitely the opening of public lands until good roads can be completed, or to meet the demand for lands by rougher present means of access with the expectation that improved roads would follow the settlement of the land.

ESTIMATE OF RECEIPTS.

From Public Lands for the Period 1900-1901.

LAND REVENUE.

General Leases	\$200,000.00	
Olaa (Crown Leases)	2,000.00	
Rents Right of Purchase Leases.....	20,000.00	
Interest	25,000.00	
Miscellaneous	1,000.00	\$248,000.00

LAND SALES.

On Time Payments.....	\$ 75,000.00	
Purchase of Right of Purchase Lease-		
holds	60,000.00	
On Old Homestead Accounts	5,000.00	
Olaa Sales under Part IX Land Act..	8,000.00	
Cash Sales	5,000.00	\$153,000.00
Total		\$401 000.00

The foregoing estimate is upon the assumption that the present Land Act is continued in force and new tracts opened for settlement; under these conditions the above is considered a conservative estimate.

ESTIMATES OF SALARIES.

Public Lands Office—Period 1900-1901.

Agent of Public Lands.....	\$ 6,000.00	
Secretary and Sub-Agent 5th Land		
District	4,200.00	
Clerk	2,400.00	
Assistant Clerk, Copyist and Type-		
writer	1,200.00	\$ 13,800.00

SUB-AGENTS.

First Land District	\$ 3,000.00	
Clerk First Land District.....	1,200.00	
Second Land District.....	1,200.00	
Third Land District	960.00	
Fourth Land District	1,200.00	
Sixth Land District	720.00	\$ 8,280.00

RANGERS.

First Land District.....	\$ 1,200.00	
Second Land District	720.00	
Third Land District	720.00	
Fourth Land District	720.00	
Fifth Land District	720.00	
Sixth Land District.....	720.00	\$ 4,800.00
Total		\$ 26,880.00

OTHER THAN SALARIES.

Preliminary Roads and Trails.....	\$ 7,000.00	
Incidentals. Covering all Office Ex-		
penses, Advertising, Traveling Ex-		
penses, Fee of Appraisers, Etc....	5,000.00	\$ 12,000.00
Total		\$ 38,880.00

Respectfully Submitted,

J. F. BROWN,

Commissioner and Agent of Public Lands.

Approved:

W. R. CASTLE,
ALEX. YOUNG,

Commissioners of Public Lands.